

**Affordable Housing Program
Proposed Annual Production Goals**

(Averages for the last two fiscal years, FY99 and FY00, are shown in parentheses)

Programs	Owner Units	Rental Units	Per Unit Cost (County \$)	Total Cost (County \$)
Moderately Priced Dwelling Units: New homeownership and rental housing opportunities for households earning 50-65 % of median income. Units are scattered throughout county. Prices of ownership units approx. \$95,000 for townhouses, \$120,000 for detached homes. Resale prices controlled for 10 years. Rental units range from \$670 for efficiencies to \$1,050 for 3 BR units. Rents controlled for 20 years. Up to 40 % of ownership units may be purchased by HOC and nonprofits for rental to very low income households.	200 (149)	100 (83)	\$0	\$0 (\$0)
Section 8 Certificates/Housing Vouchers: Federal rental assistance for very low income households (at or below 50 % of median) in existing rental housing. Tenant contribution toward rent generally capped at approx. 30 % of income. Units assisted under Sec. 8 must meet fair market rent guidelines. Vouchers may be used in higher priced units if tenant pays difference. Also includes County rental assistance program.		200 (190)	\$0	\$0 (\$0)
Group Home/Transitional/Special Needs Housing Production: Newly constructed, acquired, rehabilitated housing for special populations. Units will be affordable, depending on subsidy program, from very low- to median-income households. May include Personal Living Quarters.		100 (29)	\$5,000– \$10,000	\$500,000– \$1,000,000 (\$145,000)
Home Ownership: Acquisition and renovation of HUD foreclosed houses by nonprofit housing providers. Units to be resold to below median income purchasers. Assistance to first time home buyers, including closing cost assistance. Single family rehabilitation loans.	30* (11*)		\$20,000	\$600,000 (\$296,000)
Nonprofit Multifamily Rehabilitation: Acquisition and rehabilitation of deteriorating multifamily housing by nonprofit housing providers. Post-rehab units will be leased to income eligible tenants.		150* (55*)	\$10,000– \$15,000	\$1,500,000– \$2,250,000 (\$543,000)
New Construction: Newly constructed affordable housing units, including mixed-income projects. Subsidy mechanisms may control cost of affordable units and income level of households served.		200 (0)	\$4,000– \$10,000	\$800,000– \$2,000,000 (\$0)
Preservation of Federally Assisted Housing: Acquisition and rehabilitation of federally assisted multifamily housing threatened with		200* (121*)	\$8,000– \$12,000	\$1,600,000– \$2,400,000

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prepayment of insured mortgages or opt-out and expiration of housing assistance payments contracts.					(\$780,000)
HOC and Nonprofit MPDU Acquisition: Purchase by HOC and Nonprofit housing providers of up to 40% of all ownership MPDUs constructed. Houses will be rented to very low income households.			60 (29)	\$30,000	\$1,800,000 (\$870,000)
Multifamily Rehabilitation Loans: Loans to private owners of multifamily housing to bring units into code compliance and upgrade units.			150* (5*)	\$5,000– \$10,000	\$750,000– \$1,500,000 (\$108,000)
Construction of Elderly Housing and Assisted Living Units: Gap financing or rental subsidy for newly constructed elderly housing and assisted living facilities			250 (18)	\$15,000– \$23,000**	\$3,750,000– \$5,750,000 (\$683,000)
Accessory Apartments: Creation of accessory rental units in single family homes.			50 (15)	\$0	\$0 (\$0)
Preservation of Threatened Multifamily Housing: Preservation of affordable multifamily rental properties threatened with sale or conversion through the negotiation of rental agreements			950* (950*)	\$0	\$0 (\$0)
Acquisition of Threatened Multifamily Housing: Acquisition by the County, HOC, or tenants' associations of multifamily properties threatened with conversion or displacement.			150* (24*)	\$0–\$100,000	\$0–\$1,500,000 (\$516,000)
HOC Public Housing Rehabilitation: County-funded rehabilitation and modernization of HOC owned public housing stock.			100* (40*)	\$7,000– \$15,000	\$700,000– 1,500,000 (\$290,000)
		Total Units: New: 1,160 (513) Preserved: 1,730 (1,206) Total: 2,890 (1,719)	Owner Units: New: 200 (149) Preserved: 30 (11) Total: 230 (160)	Rental Units: New: 960 (364) Preserved: 1,700 (1,195) Total: 2,660 (1,559)	Total Cost to County: \$12– \$20,300,000 (\$4,231,000)